



CITY COUNCIL AGENDA ITEM DEPARTMENT REPORT

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| Council Date: December 12, 2023 | Department: Planning & Development | Presented By: Toni Fisher |
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AGENDA ITEM: PLANNING & DEVELOPMENT DEPARTMENT REPORT

Since the last Planning & Development Department Report in August 2023, the city has seen a few changes. All projects below are shown on the attached Development Map:

Project Status:

Completed within this quarter:

- **Canvas of Willow Park** townhome community with 110 residential rental units
- **The Village of Willow Park** apartment community with 58 residential rental units; ownership of the complex has also recently changed.
- **Sally Watkins Realty**
- Willow Park Medical Offices #3 & #4, now occupied and operated by **Medical City**

Ongoing projects:

- **Glamper Camper** is finishing its office building at the entrance; the RV bays are open for rental.
- **The District** is still under construction; estimated Spring 2024 completion.

Site Development Plan permit received and reviewed, but Building plans have not yet received:

- **Medical Professional Plazas #1 & #2** are awaiting required tenant commitment for financing before proceeding.
- **Commercial Park** is awaiting full approval from Magellan for the pipelines running through the site
- **Reserves at Trinity, Phase II** is on hold until Meadow Place alignment is resolved.

Projects advancing:

- **Country Hollow** single-family home subdivision is to be developed by History Maker Homes, with an anticipated start in January 2024.
- **Willow Park Baptist Church** is building a bus barn, currently under production
- **District Butcher**'s tenant finish-out is currently under review and awaiting The District's completion.
- **Standard Service** restaurant has submitted building plans for review and is to begin construction.
- **Tommy's Boats** dealership and service has submitted building plans for review and is to begin construction.

- **Taco Bueno** restaurant and secondary shell has submitted building plans and is to begin construction.
- **National Bank of Texas (NBT)** is under construction.

Permit Budget:

The attached spreadsheets show the 3rd & 4th Quarters of FY2022-23 and the 1st Quarter of FY2023-24 to date. These quarterly reports are based on the **receipt and input** of permits by the City, but *not the permit issuance date*. What this means is that this report may not show an actual or accurate “permit-to-payment” calculation because the permit fees are collected when the permit is to be released, not when submitted. Further, some permits are for City projects for which fees are, obviously, not collected.

The **3rd Quarter of FY2022-23** has been updated to reflect fees collected. The **4th Quarter of FY 2023-23** shows all permits submitted within that quarter, increased from 75 in the 3rd to 112 in the 4th. As per the above referenced explanation, you should notice that the 1st and 2nd Quarter calculations at the bottom of each spreadsheet have been updated, significantly raising the 2nd quarter; and we expect the 3rd & 4th quarters will likely need adjusting for the next department report for fees not yet collected.

Current calculations for FY2022-23 show permit revenue of \$540,977.94, but even after fees are adjusted for permits received after this quarter, the department will fall short of its annual revenue budget of \$749,700.

The **1st Quarter of FY2023-24** is proving to be off to a slow start in fees, but we do notice an increase in commercial and residential activity. In looking at this spreadsheet, you’ll realize that there are five (5) new commercial buildings permitted and three (3) new home dwellings with minimum or no fees shown; when compared to 3rd and 4th Quarter fees, it is anticipated that we will collect at least \$100,000 in additional permit revenue once those permit fees are paid. If projections are correct, this should finish out a strong quarter toward FY2023-24’s annual revenue budget of \$599,035.

EXHIBITS:

- Commercial Project Map
- Permit Spreadsheet